

Accessibility Requirements of the Fair Housing Act ABRIDGED CHECKLIST

This checklist is intended as part of The Memphis Center for Independent Living's contractual agreement to survey Memphis and Shelby County multi-family dwellings for compliance with the accessibility provisions of the Fair Housing Act.

Date _____

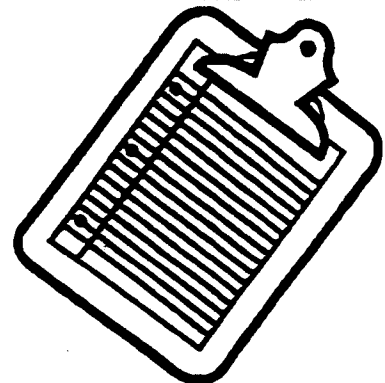
Property Tax ID _____

Property Address _____

Owner Address _____

Surveyor Information _____

Notes: _____



Site Survey

Dwellings Covered by the Design Requirements

Covered multifamily dwellings are in buildings built for first occupancy after March 13, 1991 [See page 12].

1. All dwelling units in buildings containing **four or more dwelling units** if such buildings have **one or more elevators**, and
2. All ground floor dwelling units in other buildings containing **four or more units**.

Does the site include buildings that may not be covered by the Design and Construction Requirements of the Fair Housing Act? [p. 10 – 11]

- Are there multistory dwelling units?
- Are there townhouses?
- Are there buildings constructed before 3/13/91, and since have been converted to housing?

List buildings that **probably** are not covered.

List the buildings on site that probably include covered units. Covered units are:

1. A dwelling unit in an **elevator building** that contains four or more dwelling units. [p. 8]
2. All ground floor units of a **non-elevator building** that have four or more dwelling units. [p. 8-10]

Identify the buildings by location on a site plan. Include any varying street addresses and use the building identification if known.

REQUIREMENT ONE: An accessible entrance on an accessible route

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Do the covered units have an accessible entrance on an **accessible route**?

Elements of an accessible route:

1. Width of the route.
2. Ground and floor surfaces of the route.
3. Headroom along the route.
4. Protruding objects along the route.
5. Slope of the route.
6. Cross slope of the route.
7. Ramps and curb ramps on the route.
8. Elevator (lift) design.
9. Landings at doors.

Walks become ramps on the accessible route when their slope exceeds 5% (1 in 20), and they require handrails if their slope is between 5% and 8.33%.

Slopes greater than 8.33% cannot be considered an accessible route.

An accessible routes is required to connect:

1. From site arrival points to accessible building entrances [p. 1.8]
2. Accessible routes and walks between accessible buildings and site facilities [p. 1.8]
3. Accessible site facilities on accessible routes [p. 1.8]
4. Vehicle alternative routes may replace portions of routes that are not accessible and must be at covered units and appropriate number at facilities [p. 1.9]

List the site arrival points.

REMEMBER THESE OUTCOMES:

- What is the impact on renters?
- How does this relate to developers?
- What should managers do?

Look for examples of good access and the 50 best practices or designs.

Look for examples of the 50 biggest barriers.

The Guidelines require an accessible route within the property line from:

- Public transportation
- Accessible parking
- Accessible passenger loading zones
- Public streets or sidewalks

Accessible Route from Site Arrival Points

Site Arrival Points		Elements of an accessible route to survey							
		Width	Surface	Headroom	Protruding Objects	Slope	Cross Slope	Ramps	Elevator
	From list of site arrival points above								

Notes from site arrival points:

Units affected:

Accessible Routes and Walks Between Buildings / Site Facilities on Accessible Routes

Accessible facilities, elements and spaces on the same site	Accessible facilities, elements and spaces on the same site	Elements of an accessible route to survey							
		Width	Surface	Headroom	Protruding Objects	Slope	Cross Slope	Ramps	Elevator
	Mailbox areas								
	Parking								
	Rental offices								
	Playgrounds								
	Swimming pool decks								
	Drinking fountains								
	Lobbies/ Lounges								
	Trash and disposal								
	Clubhouses								
	Tennis courts								
	Health spas								
	Game rooms								
	Laundry								
	Community rooms								
	Toilet rooms								
	Common use tenant storage								
	Bathing facilities								
	Site furnishings								
Amphitheaters/ performance									
Picnic sites									
All or part of nature and jogging paths									

Accessible Routes and Walks Between Buildings / Site Facilities on Accessible Routes

Accessible facilities, elements and spaces on the same site	Accessible facilities, elements and spaces on the same site	Elements of an accessible route to survey							
		Width	Surface	Headroom	Protruding Objects	Slope	Cross Slope	Ramps	Elevator
	Gazebos/assembly areas								
	Sun deck/patio								
	Telephones								
	Vending area								
	OTHER								

Notes from Accessible Routes Between Buildings and Site Facilities:

Units Affected:



Do the covered units, public buildings and common use buildings have an accessible entrance?

Elements of an accessible entrance:

Is the accessible entrance is typically used by residents and guests, not a segregated entrance?

1. Doors have a clear opening of at least 32 inches.
2. Easy to use door hardware.
3. Door handle and deadbolt no higher than 48 inches.
4. The door closer has a safe sweep period of more than 3 seconds.
5. Maneuvering space
 - a. Door opening out: 18 inches next to the latch side of the door.
 - b. Door opening in: 36 x 36 min. clear opening space.
6. Low or no threshold ($\frac{3}{4}$ of an inch maximum, $1\frac{1}{4}$ " maximum rise when approached from outside).
7. Doorbell, call box no higher than 48 inches with clear approach.

Accessible Entrances										
Covered units, public buildings and common use buildings		Elements of an accessible Entrance to survey								
		Vehicle access alternative	Typical Entrance	Clear Opening	Door Hardware	Handle Height	Safe Sweep	Latch Side	Threshold	Doorbell
Covered Units	1 st Site Address									
	Last Site Address									
	Random 1									
	Random 2									
Site Facilities										

Accessible Entrances

Covered units, public buildings and common use buildings		Elements of an accessible Entrance to survey								
		Vehicle access alternative	Typical Entrance	Clear Opening	Door Hardware	Handle Height	Safe Sweep	Latch Side	Threshold	Doorbell
Site Facilities										

Notes on Entrances:

REQUIREMENT TWO: Accessible and Usable Public and Common Use Areas

Note the site facilities that may be subject to the requirements of Title III of the 1990 *Americans with Disabilities Act*?

List the Multiple Recreational Facilities of the same type?

Accessible and Usable Public and Common Use Spaces						
Laundries	Designate site Laundry amenities	Flagship site survey				
		Accessible amenities on each floor of an elevator building	Accessible of each type of laundry appliance	Height of controls less than 46" within 10" of the front maximum 54"	Max. reach less than 24"	Possible ADA

Notes on laundry amenities:

Accessible and Usable Public and Common Use Spaces

Toilet Rooms	Designate site Toilet Rooms to be surveyed	Elements to Survey					
		Grab bars positioned as for ANSI 4.22	Knee space under accessible lavatory ANSI 4.19	At least one fixture type is accessible	Controls of accessible fixtures ANSI 4.25	Include a 60" turning space or "T" turn	Bathing and shower facilities accessible

Notes on toilet rooms:

Accessible and Usable Public and Common Use Spaces

Parking	Designate site Parking to be surveyed	Element Survey					
		Are accessible parking sites on the shortest possible circulation route to an accessible entrance	Signs indicating accessible parking	Min. 60" access aisle	Are 2% of all parking spaces accessible	Min. of one accessible space at site amenities if no accessible route.	Curb ramps comply with ANSI 4.7

Notes on parking: